

-AGENDA-
NEW JERSERY HOUSING AND MORTGAGE FINANCE AGENCY
356TH BOARD MEETING
October 28, 2010
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

1. APPROVAL OF MINUTES

- 1 a. Approval of the Minutes of the September 16, 2010 Meeting of the HMFA Board
- b. Approval of the Minutes of the ABC Corporation Meeting held September 27, 2010

2. SINGLE FAMILY

- 2 a. CHOICE #09-39 - Condominiums at Harmony Square Phase I, Newark, Essex County, (M&M Development) - Approval of a Mortgage Financing Commitment Extension
- b. CHOICE #09-54 – Leewood Renaissance at Franklin Phase B2, Franklin Twp., Somerset County (Michael Fink) – Approval of a Mortgage Financing Commitment Extension and additional Funding
- c. MONI-MM1 - Spring Street Plaza, New Brunswick, Middlesex County (Boaries Development, LLC) – Approval to Modify and Extend a Promissory Note

3. FORECLOSURE INITIATIVES

- 3 a. New Jersey Home Keepers Program (US Treasury Hardest Hit Funds) - Delegation to the Executive Director to Take Actions Necessary to Effectuate the Program and to Accept Additional Funding
- b. New Jersey Judiciary Foreclosure Mediation Program - Approval to Enter into a Memorandum of Understanding

4. MULTIFAMILY – HOPE VI - CONDITIONAL COMMITMENTS

- 4 a. HMFA #02549 – Branch Village Phase I, Camden, Camden County (The Michaels Development Company) – Approval of a Mortgage Financing Commitment
- b. HMFA #02572 – Morgan Village, Camden, Camden County (Sponsor: The Michaels Development Company) - Approval of a Mortgage Financing Commitment
- c. HMFA #02352 – Alexander Hamilton Phase II, Paterson, Passaic County (Pennrose Properties, LLC) – Approval of a Mortgage Financing Commitment

MULTIFAMILY – TCX Program

- d. HMFA #02650 – La Plaza Newark, Essex County (RPM Development) – Approval of a Mortgage Financing Commitment
- e. HMFA #02651 – Vreeland Park, Edgewater, Bergen County (Daibes Enterprises) – Approval of a Mortgage Financing Commitment
- f. HMFA #01473 - Evans-Francis Estates, Cherry Hill, Camden County (Fair Share Housing Development, Inc.) – Approval of a Mortgage Financing Recommitment
- g. HMFA #02654 – Richardson Lofts, Newark, Essex County (RPM Development) – Approval of a Mortgage Financing Commitment
- h. HMFA #1388 – Whitlock Mills, Jersey City, Hudson County (Whitlock Mills, LP) – Approval of a Mortgage Financing Commitment

5. SUPPORTIVE HOUSING - COMMITMENTS

- 5 a. HMFA #02629/SNHTF #254 - Millennium Way, Newark, Essex County (Newark Housing Authority) – Approval of a Mortgage Financing Commitment
- b. HMFA #02516/SNHTF #225 – Whitney Crescent, Glassboro, Gloucester County (Community Investment Strategies) – Approval of Amendments to the Mortgage Financing Commitment

6. REGULATORY AFFAIRS

- 6 a. HMFA Regulations – Approval of Readoption of Agency Regulations
- b. Approval of proposed Amendments to Investment of Project Fund Regulation
- c. HMFA #1203 - Park Avenue Apartments, East Orange, Essex County – Approval of Internal Transfer of Ownership Interest
- d. HMFA #900 – Park Place, Ewing, Mercer County – Approval of Prepayment

7. OTHER BUSINESS

- 7 a. Executive Order 37 - Approval of the Agency's Comprehensive Report for Year Ending December 31, 2009
- b. Approval to enter into a MOU between the State of New Jersey and Participating State Agencies, Authorities and Colleges concerning participation in the NJCESP Aggregation and Purchase of Natural Gas
- c. Approval to Enter into Amendment to Memorandum of Understanding between the New Jersey Board of Public Utilities and the NJHMFA

8. INFORMATIONAL ITEMS

- 8 a. Approval of the Minutes of the STAR Corporation Meeting held September 30, 2010
- b. Multifamily 2010 Series A/B/C Bond Presentation by Citi

EXECUTIVE SESSION

- 1 a. HMFA #1388 - Whitlock Mills
- b. HMFA #1513 - Broadway Arts Center